ADDRESS NEW OWNERS and
SEND TAX BILLS:
ROBERT D. STARKEY
3654 Bell Rd.
Nashville TN 37214

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
72 - 6 - 234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, BEN WALLER, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to ROBERT D. STARKEY, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee being the northerly 24 feet of the southerly 27 feet of Lot No. 4 on the Plan of E. T. Brown's Subdivision of the J. B. King land as of record in Book 332, Page 69, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> SAID part of Lot No. 4 fronts 24 feet on the westerly side of Gallatin Pike and runs back between parallel lines 200 feet to an alley.
>
> BEING the same property conveyed to Ben Waller, unmarried, by deed of record in Instrument No. 20080125-0008244, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat, restrictions of record, and to the reservation of sign lease income, of record in Instrument No. 20051102-0132435, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2907 Gallatin Pike, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR covenants with GRANTEE that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds himself, his heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:TZ0090030863 DEEDWARR
Recvd: 05/08/09 15:19 2 pgs
Fees:13.00 Taxes:462.50
20090508-0042722

Executed on this 1 day of May, 2009.

BEN WALLER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BEN WALLER, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 1 day of May, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed to and sworn before me, this the 1 day of May, 2009.

NOTARY PUBLIC

My Commission Expires:
8/24/09

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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